



**GRASSROOTS**  
REALTY GROUP

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**4915 3 Avenue  
Edson, Alberta**

**MLS # A2243564**



**\$409,000**

<b>Division:</b>	Edson
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	6,262 sq.ft.
<b>Zoning:</b>	11

**Heating:** Combination, Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat

**Exterior:** Aluminum Siding , Concrete, Mixed, Wood Frame

**Water:** -

**Sewer:** -

**Inclusions:** na

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.40 Acre

**Lot Feat:** -

2 BUILDINGS AND THE LOT BETWEEN THEM ARE INCLUDED IN THIS LISTING! This deal is over \$170,000.00 lower than last appraised value. The building at 4911-3 Ave has 2 rental spaces that are fully tenanted. The building at 4915-3 Ave has 2 sections-1 is a group of 4 cold storage bays and the 2nd is divided into 5 sections or can be rented out as 1. There are 2 bays, a storefront, a large open area and a small office. The location of these buildings are superb being 1/2 a block from main street Edson and between 2nd and 4th Avenues. If you are looking for an investment or moving a current business this property could be your answer. 2 furnaces have been upgraded in the last year.